

# Winkfield Parish Council

## Planning and Highways

### MINUTES

#### of the

**Special Meeting of Council to Consider Plans and Highways matters held in the Lounge at Carnation Hall on Tuesday 24th January 2017 at 7.30pm.**

Committee Members Present :- Cllr N Atkinson  
Cllr O Barreto  
Cllr R Berry  
Cllr E Blyth  
Cllr M Gaw  
Cllr D Hayes  
Cllr A Michie  
Cllr S Mitchell  
Cllr D Parkin  
Cllr G Paxton  
Cllr S Phillips  
Cllr R Shurville  
Cllr S Tarrant  
Cllr C Tilbury  
Cllr R Warren

Also in Attendance :- Mrs A Edwards, Clerk  
Mrs M Milsom, Deputy Clerk

#### **01 APOLOGIES FOR ABSENCE**

Apologies were received from Cllr Wall and Cllr Yates.

#### **02 DECLARATIONS OF INTEREST**

Cllrs Gaw and Hayes noted that as Borough Councillors and members of the Planning Committee, they could be present when any of the applications presented to Winkfield Parish Council are considered by BFC.

It was therefore noted that they would reconsider any application at the Borough Planning Committee with an open mind, taking account of any additional information and that any view expressed today may therefore change.

#### **03 MINUTES OF THE PREVIOUS MEETING**

It was proposed by Cllr Berry, seconded by Cllr Michie and with one abstention RESOLVED that the Minutes of the Special Meeting to discuss Planning and Highway Matters on the 3rd January were a correct record of that meeting and would as such would be duly signed.

#### **04 PLANNING APPLICATIONS**

It was noted that a working party of the Council was held on 20th January 2017 to make the recommendations to the Council which are listed below. In attendance were:

Cllr Ray Berry  
Cllr Geoff Paxton  
Cllr Moira Gaw (part)

04- 1 16/01178/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Pangali, Mr Reg Date Received :- 12/01/2017  
Location :- Scissor Happy Salon Date Returned :- 25/01/2017  
North Street  
Winkfield  
SL4 4SY

Proposal : Erection of 1 no. 5 bedroom and 1 no. 4 bedroom detached dwellings following demolition of existing commercial buildings and 1no. bedroom flat

Observations : OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton, and with delegated authority RESOLVED that:

Based on the recently amended plans, WPC notes that the application form states that 9 parking places will be provided. However, the site plan only designates 5 spaces, serving both plots. WPC would request that the officer ensures the existing trees and shrubs remain as a screen (particularly between neighbouring properties) and that any damaged during before or during construction be replaced. WPC also asks the officer to ensure there is no loss of amenity to neighbouring properties.

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04- 2 16/01179/OBS Plot Ref :01/2017 Type :- OBS  
Applicant Name :- RBWM Date Received :- 05/01/2017  
Location :- Heatherwood Hospital Date Returned :- 25/01/2017  
London Road  
Ascot  
SL5 8AA

Proposal : Change of use from hospital accommodation (Use Class D1) to offices with associated IT hub and staff restaurant (Use Class B1a) and GP Practice (Use Class D1) with associated parking, landscaping, replacement rooftop plant, external staircase, temporary car park and demolition of existing walkway.

Observations : OBSERVATION It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED that:

WPC supports the redevelopment of the hospital and retention of the activities on site and associated change of use provided the present staff accommodation is provided elsewhere on the site together with sufficient permanent parking provision.

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04- 3 16/01188/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Went, Mr & Mrs Date Received :- 12/01/2017  
Location :- Handpost Farm Date Returned :- 25/01/2017  
Bracknell Road  
Warfield  
RG42 6LD

Proposal : Creation of new access and erection of garage.

Observations : OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED that:  
WPC would ask the Officer to ensure adequate sightlines are maintained at the new access point and a condition applied to prevent future alienation from the main dwelling.

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04- 4	16/01189/FUL	Plot Ref :01/2017	Type :-	FULL
	Applicant Name :-	Weston, Mr Andrew	Date Received :-	05/01/2017
	Location :-	37 Whitelands Drive Ascot SL5 8LS	Date Returned :-	25/01/2017

Proposal : Loft conversion incorporating existing rear dormer.

Observations : RECOMMENDED REFUSAL FOR THE REASONS SET OUT BELOW.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED that:

WPC objects on the grounds of overdevelopment of site; loss of amenity to neighbouring properties; not in keeping with the street scene particularly when viewed from Christopher Gardens; and is concerned that the on-site parking provision is inadequate.

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04- 5	16/01206/FUL	Plot Ref :01/2017	Type :-	FULL
	Applicant Name :-	Edwards, Mrs Dawn	Date Received :-	05/01/2017
	Location :-	Trelabe Farm Bishops Lane Warfield 000	Date Returned :-	25/01/2017

Proposal : Ward: Winkfield & Cranbourne

Removal of existing rearing sheds, containers and lorry bodies and replacement with a new agricultural barn.

Observations : OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED that:

WPC would ask the Officer to apply a condition to ensure the building is used solely for the agricultural use stated, namely quail and poultry production. Additionally, a condition should be applied to prevent any future alienation from the main building and a further condition applied that if the building is not used for this agricultural purpose for a period of three years the building should be removed.

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04- 6 16/01216/FUL Plot Ref :01/2017 Type :- FULL  
Applicant Name :- Howell, Mr Chris Date Received :- 05/01/2017  
Location :- The Conifers Date Returned :- 25/01/2017  
Chavey Down Road  
Winkfield Row  
RG42 7PS

Proposal : Ward: Winkfield & Cranbourne

Erection of 1no. detached 4 bed dwelling including new access from Woolford Close. (revisions to the house type/design approved under planning permission 16/00775/FUL).

Observations : CONSIDERED NO OBJECTION.

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04- 7 16/01239/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Bodley-Scott, Mr Richard Date Received :- 31/01/2017  
Location :- Woodcote Date Returned :- 25/01/2017  
Chavey Down Road  
Winkfield Row  
RG42 7NY

Proposal : AMENDED APPLICATION (31/01/2017): Part conversion of detached garage to habitable space, replacement tiles to entire of existing outbuilding and alteration to dropped kerb.

(12/01/2017) Part conversion of detached garage to habitable space and alteration to dropped kerb

Observations : OBSERVATIONS

It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED that:

WPC would ask the Officer to apply a condition preventing any future alienation from the main dwelling.

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04- 8 16/01242/OUT Plot Ref :01/2017 Type :- OUTLINE  
Applicant Name :- Berkeley Homes (Oxon) Ltd Date Received :- 05/01/2017  
Location :- The Brackens Date Returned :- 25/01/2017  
London Road  
Ascot  
SL5 8BE

Proposal : Ward: Ascot

Hybrid planning application for a residential development comprising: DETAILED application for partial demolition of existing buildings. Retention and conversion of Brackens House to provide 5 no. apartments with associated parking, tree removal and improvements to existing access. OUTLINE application for the Construction of up to 51

new homes with access.

Observations : \*Cllr Tilbury left the meeting

OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with nine for, two against and two abstentions RESOLVED that:

WPC would ask the Officer to ensure the retention of the trees and shrubs on site and particularly where the site borders the London Road. WPC remains concerned about the impact of a development of this size on local infrastructure: especially schools, highways and affordable housing. WPC would ask the Officer to pursue the opportunity to create connectivity by way of a cycleway and footpath from the back of the site to Martin's Heron station which will include negotiation with neighbouring landowners to ensure that a completed route is available.

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04- 9	16/01250/FUL	Plot Ref :02/2017	Type :-	FULL
	Applicant Name :-	Harris & Fryer, Mike & David	Date Received :-	12/01/2017
	Location :-	3 & 5 Epping Way Bracknell RG12 9GZ	Date Returned :-	25/01/2017

Proposal : Erection of part two storey side and rear extension and part single storey front extension following demolition of existing garage at No. 5 and alterations to garage at No 3.

Observations : OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED that:

WPC would ask the Officer to ensure a condition is applied to prevent the garage being used for any other purpose.

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04- 10	16/01256/FUL	Plot Ref :02/2017	Type :-	FULL
	Applicant Name :-	Taylor, Mr & Mrs T	Date Received :-	12/01/2017
	Location :-	Hill Side House Long Hill Road Bracknell RG12 9UE	Date Returned :-	25/01/2017

Proposal : Single storey rear extension and associated internal works.

Observations : OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with one abstention RESOLVED that:

WPC would ask the Officer to ensure there is no damage to the trees

on site during and after construction.

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04- 11 16/01266/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Berkeley Homes (Oxford and Chi Date Received :- 12/01/2017  
Location :- The Brackens Date Returned :- 25/01/2017  
London Road  
Ascot  
RG42 7TA

Proposal : Residential development comprising partial demolition of existing buildings, retention and conversion of Brackens House to provide 5 no apartments and construction of 51 new dwellings, with associated parking, tree removal and landscaping and improvements to existing access to London Road.

Observations : OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with nine for, two against and two abstentions RESOLVED that:

WPC would ask the Officer to ensure the retention of the trees and shrubs on site and particularly where the site borders the London Road. WPC remains concerned about the impact of a development of this size on local infrastructure: especially schools, highways and affordable housing. WPC would ask the Officer to pursue the opportunity to create connectivity by way of a cycleway and footpath from the back of the site to Martin's Heron station.

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04- 12 16/01275/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Timms, Mr Matthew Date Received :- 12/01/2017  
Location :- 8 Hythe Close Date Returned :- 25/01/2017  
Bracknell  
Berkshire  
RG12 0UY

Proposal : Single storey side and rear extension

Observations : OBSERVATION.

It was proposed by Cllr Berry, seconded by Cllr Paxton and with three abstentions RESOLVED that:

WPC is concerned that there should not be any loss of amenity to the neighbouring properties. (It was noted that the previous application 15/01138 was approved.)

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04- 13 16/01277/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Hart, Mr Sinclair Date Received :- 12/01/2017  
Location :- Meadow View & Eden Vale Date Returned :- 25/01/2017  
Chavey Down Road  
Winkfield Row

Proposal : Ward: Winkfield & Cranbourne  
Linked application to Meadow View and Eden Vale for the erection of single storey side and two storey side and rear extension with pitched roof following the demolition of teh existing rear projection.

Observations : \*Cllr Tilbury reentered the meeting  
\*Cllr Gaw left the meeting

RECOMMENDED REFUSAL, FOR THE REASONS SET OUT BELOW:

It was proposed by Cllr Parkin, seconded by Cllr Paxton and with three abstentions RESOLVED that:

WPC considers this an overdevelopment of the site, taking account of the current application for three houses awaiting decision.

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04- 14	16/01278/PAH	Plot Ref :01/2017	Type :- PAH
	Applicant Name :- Jovy, Miss Amy		Date Received :- 05/01/2017
	Location :- 2		Date Returned :- 25/01/2017
	Meadow View		
	Winkfield		
	SL4 2EW		

Proposal : Ward: Winkfield And Cranbourne

Prior approval notification for the erection of a single storey rear extension with pitched roof following the demolition of the existing rear projection.

Observations : OBSERVATION

It was proposed by Cllr Parkin, seconded by Cllr Paxton and with one abstention RESOLVED that:

WPC would ask the Officer to ensure there is no loss of amenity to the neighbouring properties.

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04- 15	16/01280/FUL	Plot Ref :02/2017	Type :- FULL
	Applicant Name :- Gardiner, Miss Holly		Date Received :- 12/01/2017
	Location :- Orchard Lea		Date Returned :- 25/01/2017
	Drift Road		
	Winkfield		
	SL4 4RU		

Proposal : Ward: Winkfield And Cranbourne  
Section 73 application to vary condition 02 (approved plans) of planning permission 15/00547/FUL for the part redevelopment of existing office buildings to provide 14 residential units with associated works. [For clarity the changes sought comprise internal and external alterations to buildings, new entrance gates, revised parking layout and the location of bin and cycle store].

Observations : CONSIDERED NO OBJECTION.

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04- 16 16/01285/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Carey, r Jason Date Received :- 12/01/2017  
Location :- Orchard House Date Returned :- 25/01/2017  
Priory Road  
Ascot  
SL5 8EB

Proposal : Ward: Ascot  
Erection of a replacement dwelling house with associated parking,  
landscaping and new access with entrance gates following demolition  
of existing dwelling house and outbuildings.

Observations : CONSIDERED NO OBJECTION.

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04- 17 16/01302/FUL Plot Ref :02/2017 Type :- FULL  
Applicant Name :- Evans, Mr N Date Received :- 12/01/2017  
Location :- 22 Date Returned :- 25/01/2017  
Astra Mead  
Winkfield Row  
RG42 7TA

Proposal : Erection of part 2 storey, part first floor and single storey extension.

Observations : CONSIDERED NO OBJECTION.

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04- 18 16/01304/OBS Plot Ref :03/2017 Type :- OBS  
Applicant Name :- RBWM Date Received :- 18/01/2017  
Location :- Legoland Date Returned :- 25/01/2017  
Windsor Park  
Winkfield Road  
SL4 4AY

Proposal : Environmental Impact Assessment in respect of the following  
development  
1) New visitor accommodation  
2) Reconfiguration of car park and internal access  
3) Change of use existing farm buildings  
4) New/replace rides and visitor attractions

n.b. application received 19/01/2017

Observations : \*Cllr Phillips left the meeting

WPC is happy to leave the decision to the expertise of the RBWM  
Officers.

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## 05 AMENDED APPLICATIONS



05- 1 16/00846/AA Plot Ref :03/2017 Type :- Amended  
Applicant Name :- Conn, Mrs Yvette Date Received :- 18/01/2017  
Location :- Land at C012Z Date Returned :- 25/01/2017  
Drift Road

Proposal :

Observations : OBSERVATIONS:

It was proposed by Cllr Parkin, seconded by Cllr Shurville and with one abstention RESOLVED that:

WPC has concerns in relation to the impact of the proposed works on neighbouring properties and remain sympathetic to the new and maintained objections of neighbouring residents to the amended plans. Whilst WPC acknowledges that the revised access is more logical, there are potential issues of safety risks and disruption to local residents.

WPC would like to be clear that its request for the conditions specified in its original comment still apply, namely that if any work is carried out it must have a clear timetable and that the hours of work must be restricted appropriately. Additionally, WPC ask that the officer applies a condition to ensure that adequate drainage is provided.

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## 06 PLANNING APPEALS

A. New Appeals:

Appellant: Warfield Homes

Site Address: Land Adjoining Warfield Park Warfield Bracknell

Application number: 15/00383/FUL

Proposal: Change of Use of land adjoining Warfield Park for the siting of up to 82 mobile homes (according with the definition of a caravan), suitable alternative natural green space (SANGS) and informal open space, together with access improvements, landscaping and biodiversity measures.

P.I. Reference: APP/R0335/W/16/3163349

Reason: Refusal of application.

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Appellant: Mr and Mrs Singer

Site Address: Homelea Winkfield Lane Winkfield

Proposal: Erection of a single storey garden room extension.

P.I. Reference: APP/R0335/D/16/3161270

Our Reference: 16/00591/FUL /PTCHH1

Start Date: 21.12.2016

Reason: Refusal of a householder application

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Appellant: Mr Andrey Morev

Site Address: Queenswood House Drift Road Winkfield

Proposal: Erection of garage for temporary period of 2 years.

P.I. Reference: APP/R0335/D/16/3161645

Our Reference: 16/00543/T /PTCHH1

Start Date: 21.12.2016

Reason: refusal by Bracknell Forest Council in respect of the proposed development described above.

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Appellant: JPP Land Ltd

Site Address: White Gates, Long Hill Road, Ascot, SL5 8RD

Proposal: Erection of 11 no 4 bed and 4 no 5 bed detached dwellings, with access onto Longhill Road via the drive to the Warfield Park Mobile Homes site, following demolition of existing dwelling and outbuildings.

P.I. Reference: APP/R0355/W/16/3160998

#### B. Outstanding Appeals:

Appellant: Mr & Mrs James & Sarah Clark

Site Address: 2 Alderson Court, Ascot, Winkfield, SL5 8FT

Application number: 16/00814/FUL

Proposal: Application for a Certificate of Lawfulness for the continued siting of fencing to the southern, eastern and northern sides of the property.

P.I. Reference: APP/R0335/X/16/3161500

Reason: Refusal of application, decided under delegated powers 05/10/2016.

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Appellant: Mr James Clarke

Site Address: Land At 88 To 94 Locks Ride Ascot Berkshire

P.I. Reference: APP/R0335/C/16/3156893

Our Reference(s): EN/12/00048/UCOU/1/COUNANDCLLR2

Reason: Enforcement notice served by Bracknell Forest Council (without planning permission the change of use from amenity land within green belt to private residential garden).

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Appellant: Mr M Smyth

Site Address: Ranelagh Farm Crouch Lane Winkfield

Proposal: Erection of 3 bedroom dwelling with associated residential curtilage, following the demolition of existing dwellinghouse.

P.I. Reference: APP/R0335/W/16/3158296

Our Reference: 16/00474/FUL

Reason: Non determination by Bracknell Forest Borough Council.

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Received Date: 11th July 2016 Validation Date: 21st September 2016

Site Address: Land Adjacent To Forest Farm Mounts Hill Winkfield Windsor Berkshire

Proposal: Upgrade to existing telecom's site. Replacement of existing lattice mast with new lattice mast with associated antennae and dishes. The works will have a maximum height of 26M overall.

Appeal Case Officer: Sarah Horwood (direct line 01344 351130)

Planning Inspectorate Ref: APP/R0335/W/16/3154194

Planning App. Ref: 15/01155/FULBFBC Appeal Ref: 16/00020/REF

Decision Type: Decided under delegated powers on 15.01.2016.

Reason For Appeal: Refusal of the application. To Be Dealt With By: Written Representations.

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Received Date: 11th July 2016 Validation Date: 9th August 2016

Site Address: Maidens Green Acres Cocks Lane Warfield Bracknell Berkshire RG42 6JE

Proposal: Appeal against the creation of new dwelling(s) and unauthorised dev.

Case Officer: Benjamin Temple (direct line 01344 351131)

Planning Insp Ref: APP/R0335/C/16/3154252 and APP/R0335/C/16/3154253

BFBC Appeal Ref: 16/00021/ENF

To Be Dealt With By: A Local Inquiry.

n.b. ENFORCEMENT APPEAL received 15/08/2016 ref: EN/12/00358/UCOU

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Royal Berkshire Polo Club, North Street, Winkfield - APP/R0335/W/16/3151233

(14/00826/FUL) Erection of 24 stables with associated food and tack stores, accommodation for grooms and manager, to provide for high goal ponies at Club, following demolition of existing barn.

Refusal reasons: inappropriate form of development adversely affecting the openness and function of the Green Belt; out of keeping with the rural open and undeveloped character of this Green Belt location (special circumstances not demonstrated).

Informal Hearing \*\*12/10/2016 10am Easthampstead House\*\*

Parish comment: WPC supports this application providing it is within Green Belt guidelines and there is no future alienation from the core business.  
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C. Decided Appeals:

None.

The Meeting closed at : 8.52pm

Signed : \_\_\_\_\_ Chairman Date: \_\_\_\_\_

On behalf of :- Winkfield Parish Council